004.0	0003	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,500 /	1,106,500
					USE VALUE:	1,106,500 /	1,106,500
					ASSESSED:	1,106,500 /	1,106,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105	-107	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG KANG JIAN
Owner 2:	ZHOU AIDONG
Owner 3:	
Street 1:	105 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY COLEMAN J JR -
Owner 2:	FLAHERTY MARY E. -
Street 1:	105 MILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,395 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 3563 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5395.000	641,000		465,500	1,106,500
Total Card	0.124	641,000		465,500	1,106,500
Total Parcel	0.124	641,000		465,500	1,106,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.53 | /Parcel: 310.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 3980

GIS Ref

GIS Ref

Insp Date 09/27/17

!425!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	641,300	0	5,395.	465,500	1,106,800	1,106,800	Year End Roll	12/18/2019
2019	104	FV	470,900	0	5,395.	494,600	965,500	965,500	Year End Roll	1/3/2019
2018	104	FV	470,900	0	5,395.	360,700	831,600	831,600	Year End Roll	12/20/2017
2017	104	FV	443,300	0	5,395.	314,200	757,500	757,500	Year End Roll	1/3/2017
2016	104	FV	443,300	0	5,395.	267,700	711,000	711,000	Year End	1/4/2016
2015	104	FV	397,900	0	5,395.	261,800	659,700	659,700	Year End Roll	12/11/2014
2014	104	FV	348,200	0	5,395.	215,300	563,500	563,500	Year End Roll	12/16/2013
2013	104	FV	361,700	0	5,395.	204,800	566,500	566,500		12/13/2012

PRINT

Date	Time
12/10/20	16:13:45

LAST REV

Date	Time
10/06/17	08:32:42
ekelly	
425	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY COLEMA	51121-408		5/1/2008		600,000	No	No		
MULCAHY JULIANN	50666-66		1/31/2008	Family	1	No	No		
FLAHERTY COLEMA	50260-491		10/24/2007	Family	10	No	No		
	11506-586		5/15/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2014	116	Alterati	50,000	O				
3/14/2012	240	Manual	16,747	C				solar system
4/16/1996	118	Manual	2,400					REROOF 1/2-RIGHT S

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Inspected	DGM	D Mann
9/8/2017	MEAS&NOTICE	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
5/8/2012	Info Fm Prmt	MM	Mary M
3/10/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3980
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5395		Sq. Ft.	Site		0	80.	1.08	1									465,481						465,500	

Total AC/HA: 0.12385 | Total SF/SM: 5395 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,481 | Spl Credit | Total: 465,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08933043
Const Adj.:	0.98000199
Adj $ / SQ:	181.483
Other Features:	178749
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787451
Depreciation:	146466
Depreciated Total:	640985

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
Totals			
2	13	6	

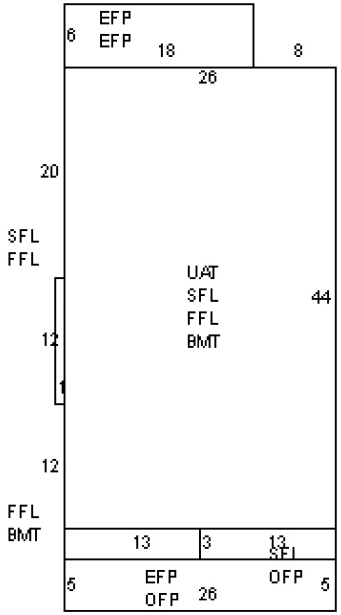
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	181.48
Special Features:	0	Val/Su Net:	146.55
Final Total:	641000	Val/Su SzAd	268.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,195	181.480	216,872
SFL	Second Floor	1,195	181.480	216,872
BMT	Basement	1,183	103.450	122,376
EFP	Enclos Porch	346	34.390	11,900
UAT	Upper Attic	286	127.040	36,333
OFP	Open Porch	169	25.740	4,350

Net Sketched Area: 4,374 | Total: 608,703

Size Ad 2390 | Gross Are 5232 | FinArea 3563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
UAT	100	FLA	100	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: